

APPLICATION FOR A PRELIMINARY PLAT
Dodge County, Nebraska

Date of Application 09/05/06

Agenda Item # 22e)
Date 9-27-06

Subdivision Name "Riverview Shores Replat of Outlot B"

Owner's Name Riverview Shores Development, LLC

Owner's Home Address 1920 N. Locust, Wahoo, NE 68066

Telephone No. (402) 443-4994

Developer's Name (same as owner)

Developer's Address _____

Engineer's Name Meridian Development Services, Inc.

Engineer's Address 3125 Miramar Drive, Fremont, NE 68025

Present use of subject property Existing sandpit & some crop land

Desired use of subject property Residential Lakeside Development

Present Zoning Residential "R-1"

Section 11 Township 17N Range 5E Lot No. Outlot "B"

Area of subject property 35.47 +/- (Sq. Ft./Acres)

Signature of Owner

Danny J. Martinez, for Riverview Shores Development, LLC

Legal: Outlot "B", of Riverview Shores, a subdivision platted in Sections 11, 12, 13 & 14, of Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

OFFICE USE ONLY

Permit No. 06-02

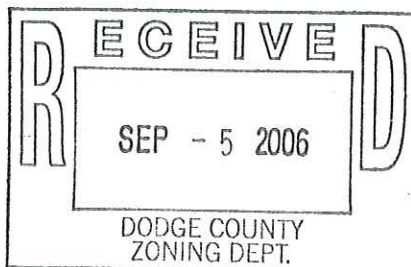
Date _____

Date 9-19-06 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

Date 9-27-06 Approved _____
Disapproved _____

Chairman, Dodge County Board of Supervisors



Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

ALL LAKE SIDE MONUMENTS ARE
50.00' FROM THE TRUE CORNERS

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Riverview Shores Development LLC
C/o Glenn G. Baumert
1920 N. Locust
Wahoo, NE 68066


Good Day!

Enclosed please find a copy of the agenda for the planning commission meeting to be held September 19, 2006 at 7:30 P.M. on third floor of the Courthouse, Fremont, NE. It would be advisable for you or a representative to be at the meeting to answer any questions the board may have. Please come to the north door of the courthouse for admission.

Also, the Dodge County Board of Supervisors will hear this matter at the their meeting of August 30, 2006 at 9:35 A.M.

If you have any questions, please feel free to contact my office.

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Dan Martinez
File

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., September 19, 2006 in the Board of Supervisors Room to consider the request of Riverview Shores Development, LLC c/o Glenn G. Baumert of 1920 N. Locust, Wahoo, NE 68066 to apply for Replat of Outlot "B" of Riverview Shores Subdivision containing approximately 12 lots located in Sections 11, 12, 13 and 14, Township 17 North, Range 5 East in Union Township, Zoning District R-1, Residential.

The Dodge County Planning Commission will hold a public hearing on this matter at 7:30 P.M., Tuesday, September 19, 2006 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the replat, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Cc: File

DODGE COUNTY TITLE & ESCROW CO., LLC
630 North "D" Street
Fremont, NE 68025-5083
(402) 721-5833
(402) 721-8632(fax)

Date: September 06, 2006

Invoice #: 8016

Reference: 06-0679S

To: Meridian Development Services, Inc.
3125 Miramar Dr.
Fremont, NE 68025

Attn: Dan Martinez

Legal: Lot: Out Lot B Subdivision: Riverview Shores

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
RIVERVIEW SHORES DEVELOPMENT LLC					\$0.00
Perform a 300 foot Zoning Search					\$0.00
10 names @ \$10.00 each	\$100.00				\$100.00
TOTALS:	\$100.00	\$0.00		\$0.00	\$100.00



DODGE COUNTY TITLE & ESCROW CO.
630 NORTH 'D' STREET,
FREMONT, NE 68025 402-721-5833

NAME AND ADDRESS SEARCH

Request Made By: **Riverview Shores Development, LLC**
% Meridian Development Services, Inc.
3125 Miramar Drive
Fremont, NE 68025

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

**Outlot "B" of Riverview Shores, part of Sections 11, 12, 13 & 14,
Township 17 North, Range 5 East of the 6th P.M. in Dodge County,
Nebraska.**

The list of names and addresses include all property owners within 300 feet of said property:

North -	Tax Lot 15 - 11-17-5	Michael J. Hamata % Edna Hamata 7724 Apperson Street Tujunga, CA 91042
Northeast -	TXL 49 - 12-17-5	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
East -	OutLot C , Riverview Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 18, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 17, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 16, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust

		Wahoo, NE 68066
-	Lot 15, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 14, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 13, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 12, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 11, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 10, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 9, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
South -	Lot 8, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 7, Riverview Shores	Max A. Markvicka 7321 S. 32nd Street Lincoln, NE 68516
-	Lot 6, Riverview Shores Shores	Riverview Shores Development LLC 1920 N. Locust Wahoo, NE 68066
-	Lot 5, Riverview Shores	Timothy C. and Jessica Legband 4321 N. 153rd Omaha, NE 68116

- Lot 4, Riverview Shores John R. and Katie E. Stahnecker
PO Box 45856
Omaha, NE 68145-5856
 - Lot 3, Riverview Shores Gerald A. and Jane K. Reuss
15037 Patterson Circle
Omaha, NE 68137
 - Lot 2, Riverview Shores Brian S. and Kimberly J. Homes
1855 N. Walnut
Wahoo, NE 68066
 - Lot 1, Riverview Shores Robert S. and Kimberly S. Brigham
28 Club Circle
Wahoo, NE 68066
 - Lot 62, Riverview Shores William T. and Connie J. Kreikemeier
PO Box 183
Snyder, NE 68664-0183
- West /
Northwest - NW 1/4 SE 1/4 &
TXL 10 & 11
11-17-5 Dean P. and Karen L. Lux
PO Box 333
North Bend, NE 68649-0333

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated : September 5, 2006 at 8:30 AM

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstractor
Certificate No. 147
Invoice No. 8016

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006


Jeff Kuhr, Director
Three Rivers Public Health Department
33 West 4th St.
Fremont, NE 68025

Good Day!

Attached is a copy of a proposed preliminary for a replat of Riverview Shores Outlot "B". The proposed subdivision will be 12 lots located in Sections 11, 12, 13 and 14 of Township 17 North, Range 5 East in Union Township.

Please review the plat and make written comments to the county zoning administrator by September 15, 2006.

Thank you.


Jean Andrews,
Dodge County Zoning Administrator

Attachment
Cc: File

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Dan Weddle,
Dodge County Sheriff
428 N. Broad
Fremont, NE 68025

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September 7, 2006

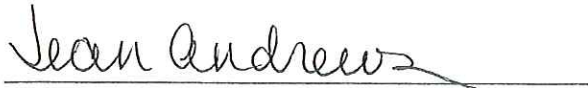
Alan D. Doll,
Dodge County Highway Supt.
435 N. Park Rm. 204
Fremont, NE 68025

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September 7, 2006


Marv Winkelman
Dodge County Surveyor
435 N. Park
Fremont, NE 68025

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BUILDING INSPECTION & ZONING DEPARTMENT**

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Fremont, Nebraska 68025
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September 7, 2006

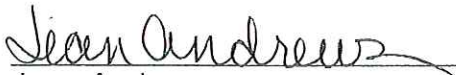
North Bend Fire Department
Chief
140 W. 7th St.
North Bend, NE 68649

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Fremont, Nebraska 68025
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September 7, 2006


James P. Havelka, Superintendent
North Bend Public Schools
P.O. Box 160
North Bend, NE 68649

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September 7, 2006

Great Plains Communication
P.O. Box 500
Blair, NE 68008-0500

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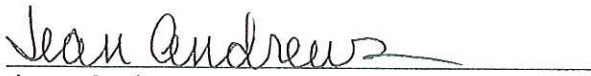
Omaha Public Power District
211 W. 8th St.
North Bend, NE 68649

Good Day!

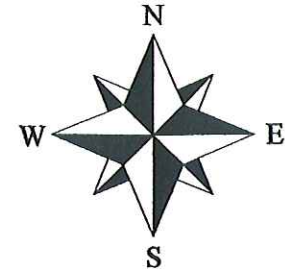
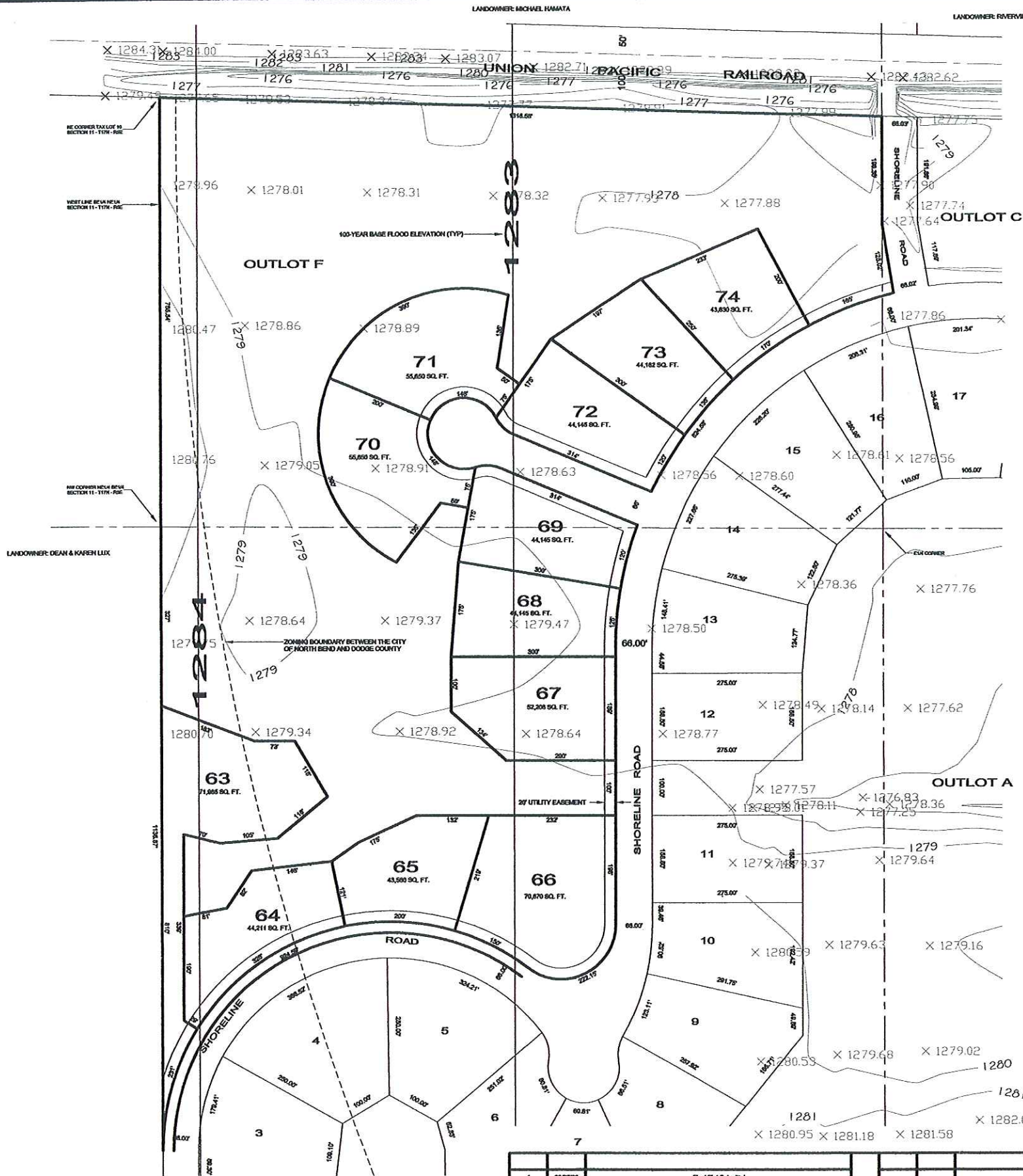
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NOTES:

1. PRESENT ZONING: "R-1 RESIDENTIAL"
2. PROPOSED UTILITIES: WATER - PRIVATE WELLS
SEWER - EXISTING CENTRAL SEWER SYSTEM
ELECTRIC - OMAHA PUBLIC POWER DISTRICT
TELEPHONE - GREAT PLAINS COMMUNICATIONS

BUILDING SETBACK RESTRICTIONS:

- 30' FRONT-YARD (STREET)
- 50' REAR-YARD (LAKE)
- 10' SIDE-YARD

UTILITY EASEMENTS:

- 20' FRONT-YARD (STREET)
- 5' SIDE-YARD

LEGAL DESCRIPTION:

OUTLOT B, OF RIVERVIEW SHORES, A SUBDIVISION PLATTED IN SECTIONS 11, 12, 13 AND 14, OF TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

Issue No.	Date	Description	Issue No.	Date	Description
1	08/07/08	Final Plat Submittal			

**MERIDIAN
DEVELOPMENT
SERVICES, INC.**
3125 Miramar Drive
Fremont, Nebraska 68025
(402) 763-1885 Office / 763-1844 Fax

RIVERVIEW SHORES DEVELOPMENT, LLC
90 OLNEY BLVD
1800 N. LOCUST
WACO, NEBRASKA 68086

PRELIMINARY PLAT
RIVERVIEW SHORES REPLAT OF OUTLOT B
PART OF SECTIONS 11
TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

Drawn By:	D. Martinez	Sheet:
Project No.:	SD03-009	Project:
Drawing File:	SD03-009-Replica-PP-1.dwg	
Issue No.:	1	